

Name: .....



# **Year 12 A Level Geography Paper 2 Unit 2 – Regeneration**

**EQ – How successful is regeneration?**

**Readings**



# Article 1

## Public- or private-sector investment?

Figure 3 assesses the pros and cons of receiving investment from the public and private sectors (as well as both of them working together in partnership).

**Figure 3** An analysis of public- and private-sector investment

	Public sector Policy led		Mixed public and private sector	Private sector Investment and profit led	
	National	Local		Multiple partners	Single company
<b>Players</b>	MPs, Government officials, regional (e.g. London Assembly) or local councils		Both sets of players	Company directors, shareholders, employees	
<b>When?</b>	Used for any infrastructure or public-service projects that the private sector views as being too costly or risky, or where the expected income will be lower than the costs (projects like this can be used to kick-start a depressed economy)		Where the cost is high, but it can still be shared with the private sector	Where the project will lead to benefits for more than one company or partner	New investment by a single company, to expand its product range and increase its profits.
<b>What?</b>	<ul style="list-style-type: none"> <li>• <b>Infrastructure</b> national transport (e.g. HS2, Crossrail), water or energy projects, all based on public need</li> <li>• <b>Major national events</b> e.g. the 2012 Olympic and Paralympic Games</li> <li>• <b>Health services</b> where there are clear public benefits</li> </ul>		<b>Housing</b> , e.g. private housing developments, as part of which the government subsidises the construction of lower-cost (affordable) housing	<ul style="list-style-type: none"> <li>• <b>Technology</b> e.g. car companies sharing research into new engine technology</li> <li>• <b>Supply chains</b> e.g. Intel chips made for a variety of computers</li> </ul>	Expansion of individual companies and their range of products, e.g. Apple, Microsoft
<b>Benefits</b>	It provides services and infrastructure where they are needed – not where they will make profit		Often works well in the UK, e.g. NHS	Energetic, often creative, and competitive (which can bring costs down)	
<b>Costs</b>	Sometimes seen as slow, with inaccurate budgeting and delivery times		The different sectors need to understand each other	It serves the company's interests, which may not be those of the public (e.g. the VW scandal in 2015 about the falsification of fuel consumption data for its cars)	

## Article 2

In the 19th century, industry in Stratford took off as the area became a hub for the toxic and noxious industries that were banned from London in the 1844 Metropolitan Building Act. Polluting activities such as carcass rendering, chemical plants and printers relocated over the border to Stratford, which was then in Essex

The town also had extensive railway works at this time, a 78-acre site which employed 6,000 people to build locomotives and carriages. From the 1920s onwards, this area was used as a repair and maintenance depot. Conditions for Stratford residents in the 19th century were poor, with overcrowding, poverty and poor health. The deprivation continued into the twentieth century, and unemployment reached record levels in the interwar years causing demonstrations and rioting. Many people were evacuated during the Second World War and the area was severely bombed. In spite of massive rebuilding, the economic decline continued with the closure of the docks.

The history of regeneration in Stratford started in the 1960s, bringing the shopping centre and London Freight Terminal and some employment for local people. In the 1990s, a new station and bus station were built along with a library, cinema and theatre. The town centre became a brighter, more attractive place. The regeneration story continued to change with the Olympic regeneration.

On 6 July 2005, the International Olympic Committee (IOC) announced that London would host the 2012 Olympics. London won its bid on the back of three factors: Its status as a global city with one of the world's most culturally and ethnically diverse populations

Its focus upon regenerating one of the poorest areas of the city, which is on-going, where the Olympics have a specific role to play in providing a legacy of amenities for local people

A focus upon children as the benefactors of the Olympics, and the inspiration that could link nations through sport

London's bid was focused upon a complete rebrand and reconstruction of a brownfield site along the Lea Valley in Stratford, East London. This area was chosen because of the potential for excellent surface and underground transport connections, and due to the need for regeneration in the area. Stratford International Station, opening in 2009, will link the area to the continent and to St Pancras in seven minutes. A parallel regeneration project is the Stratford City development, a one and a half million meters squared area of proposed retail, commerce, leisure and residential development. Stratford City has already attracted five major international banks and several new apartment blocks have already been built.

The central hub of the 2012 project will be the Olympic Park, parallel to the Lea River, which will contain several Olympic venues located within walking distance of each other.

## Article 3

		Stratford %	Newham %	London
Ethnicity	White	40.8	29%	59.8
	Mixed	5.5	4.5	12.6
	Asian/Asian British	28.3	43.5	18.5
	Black/African/Caribbean/Black British	21.3	19.6	13.3
	Other ethnic group	4	3.5	3.4
Health	Very good health	50.2	48.5	50.5
	Good Health	35.4	34.6	33.3
	Fair health	9.7	11.3	11.2
	Bad Health	3.4	4.1	3.7
	Very bad health	1.3	1.5	1.2
House Type	Detached House	3.4	6.7	6.2
	Semi Detached	5.8	10.6	18.6
	Terraced	21	36	22.9
	Flat, maisonette or apartment: Purpose-built block of flats or tenement	63	36.6	37.6
	Flat, maisonette or apartment: Part of a converted or shared house (including bedsits)	4.9	8.4	12.7
	Flat, maisonette or apartment: In a commercial building	1.7	1.7	1.9
	Caravan or other mobile or temporary structure	0.3	0.1	0.1
Tenure	Owned house	19.8	33.3	48.3
	Shared ownership	4.9	1.8	1.3
	Social Rented	31.8	29.6	24.1
	Private rented	42.5	34.1	25.1
	No adults in employment in household	24.6	28.3	28.2
Economic activity	One person in household with a long-term health problem or disability	19.2	24.1	22.4
	Economically active	75.2	67.2	71.7
	Unemployed	6.3	6.9	5.2
	Economically Inactive	24.8	32.8	28.3
Qualifications	Level 4 qualifications and above	40.6	30.1	37.7
Occupation	Managers, directors and senior officials	8.4	7.2	11.6
	Professional occupations	21	14.8	22.5
	Associate professional and technical occupations	15.1	9.9	16.3
	Administrative and secretarial occupations	10.2	10.2	11.7
	Skilled trades occupations	8.7	10.4	8.3
	Caring, leisure and other service occupations	7.1	9.2	7.9
	Sales and customer service occupations	9.1	12.8	7.5
	Process plant and machine operatives	4.3	6.8	4.7
	Elementary occupations	16.2	18.6	9.6

## Article 4

### Legacy

#### London Olympics has brought regeneration, but at a price local can't afford



Far from the promised benefits for the whole community, Stratford's move upmarket involves little affordable housing and steeply rising prices

Penny Bernstock

Tue 30 Aug 2016 13.59

East Village, the former London Olympic Athletes' Village. It was converted with 49% affordable housing, but targets for the Olympic Park have been reduced to 31%.

East Village, the former London Olympic Athletes' Village. It was converted with 49% affordable housing, but targets for the Olympic Park have been reduced to 31%.

The London Olympics claimed that its most enduring legacy would be "the regeneration of an entire community for the direct benefit of everyone who lives there". It is clear however, four years on, that without a rethink the housing legacy will be marked by the rapid gentrification of Stratford and surrounding areas and a negligible gain of genuinely affordable housing.

From the start there was a degree of vagueness about what the housing legacy would be, though terms such as "much" and "many" were used in reference to the proportion of affordable housing that would be provided and this won over opposition to the demolition of existing housing. There was also tension between the vision of the Greater London Authority with ambitions for 50% affordable housing on new developments and the London Borough of Newham which while supportive was keen to encourage more market housing in Stratford.



The conversion of the Athletes' Village into East Village stands as a marker of success while highlighting the tensions in delivering genuinely affordable housing. It is a mixed-tenure development that includes 49% affordable housing. Half of this is for social rent and the rent formula was agreed under previous targets for social renting that make it genuinely affordable. The other half is "intermediate", including a mix of shared ownership and units for rent at costs more closely linked to the market and at odds with local incomes. In 2015, median household incomes in Newham were just under £29k, yet a two-bedroom intermediate unit required a minimum household income of £48k and a three-bedroom shared ownership property a minimum household income of £73k.

It was always assumed that the Olympic Park itself would be a key dimension of housing legacy. However, targets for affordable housing there have been revised down from 35%-40% in 2010 to a minimum of 20% and maximum of 35% in 2011, and a maximum of 31% in 2013. These cuts have been justified by the need to pay back debts and the loss of an uplift in land values following plans to accelerate development of two neighbourhoods.

It was also expected that hosting the games would accelerate the regeneration of the Lower Lea Valley and in 2005 "planning gain" was an important mechanism for leveraging affordable housing on new developments. However, with concerns about the viability of schemes, there is evidence of developers making minimal contributions. Five towers being built or recently completed in Stratford include only 8% on-site affordable housing, all of which is intermediate. Some of these schemes do include financial contributions to off-site housing for social rent, yet this excludes low income families from taking advantage of the area's improvements. These contradictions have led to local campaigns such as the Focus E15 Mums and Boleyn 100.

Overall then we are not on track for an inclusive housing legacy. The policy context of 2016 is very different from 2005. Key instruments crucial to deliver affordable housing a decade ago no longer apply. Cuts to housing subsidy; the introduction of the 80% of market rates as the "affordable rent" model (in addition the introduction of the benefit cap and universal credit) and the declining value of planning gain will make it increasingly difficult for families on low incomes to live in high value areas. Plans for affordable housing have been diluted despite the increasing need for it. With a new London mayor committed to increasing affordable housing in the park is there a chance to return to the original promises? Since 2012, Newham has recorded the largest property price rises of any London borough and the area around the East Village has emerged as a "buy to let" hotspot. Rental costs have also shot up and a combination of rising rents and the benefit cap make it increasingly difficult for households on low incomes to find accommodation in the area.

Housing built on the park and in surrounding areas could become a test bed for new models of housing finance and delivery, with a minimum of 50% affordable housing. A key challenge for the London Legacy Development Corporation is the need to repay debts, yet some of these should be written off and the substantial increase in land values could be levered to fund genuinely affordable housing. The legacy could capitalise on the extensive construction knowledge in East London and establish its own building company guaranteeing decent wages and cross-subsidising housing for sale with housing for rent. The legacy has to be lasting and should be exempt from "right to buy". This would remain in perpetuity as a gift to the people of London. Above all what is needed to realise the housing legacy promised by the London Olympics is the political will to achieve it.

## Article 5

### Legacy, what legacy? Five years on the London Olympic park battle still rages

#### Cities

**Family-friendly utopia or part-privatised nightmare? Revitalised wasteland or monument to social cleansing? The story didn't end once the Games were over**



Tim Burrows

Thu 27 Jul 2017 07.15

The summer of 2012 was the culmination of a polarising seven years. Swaths of the media, the sporting fraternity and politicians of all stripes celebrated the coming regeneration of the forgotten East End due to the planned Olympic Games. Meanwhile, academics, urbanists and local activists bemoaned the speed at which a patch of east London was transformed, resulting in compulsory purchase orders and displaced businesses.

Running up to the Games, there was a conscious effort to avoid the fiasco of Athens 2004, which left a patch of the city dilapidated before anyone had time to get nostalgic for it. Since then, we've been obsessed with "legacy", as well as sceptical about who that legacy might be for.

Londoners living in the Stratford area vacated their homes to avoid the crowds – one Waltham Forest resident house-swapped with someone in the Outer Hebrides – but many people's cynicism popped like a balloon during Danny Boyle's opening ceremony, in which local Bow boy Dizzee Rascal performed Bonkers.

But the story didn't end once the Games were finished: the battle for the Olympic legacy is a hard-fought one. The architects and developers want you to know that the area has been revitalised. The housing campaigners want you to know it has largely been revitalised for a new, wealthier demographic. West Ham United plc want you to know the London stadium will make them a top club. West Ham fans want you to know they preferred pie and mash at Upton Park to £6 pints in Hackney Wick. Dizzee is now reading regeneration critiques and preaching about gentrification.

The organisers' rhetoric was it was an industrial wasteland where nobody really lived. But that's not true

So which narrative is correct? The Queen Elizabeth Olympic Park is managed as a private site by the London Legacy Development Corporation (LLDC), a mayoral development corporation established in 2012, while the former athletes' village, now known as East Village, contains the pseudo-public spaces Victory Park and Mirabelle Gardens. But is the area a success or failure? And who wins the legacy medal?

As ever, it depends on who you are – and whether you see the Olympic Park as ...

... a city from scratch



Ken Livingstone, then the mayor of London, made it perfectly clear why the Olympics would be a boon. "I didn't bid for the Olympics because I wanted three weeks of sport," he said in 2008. "I bid for the Olympics because it's the only way to get the billions of pounds out of the government to develop the East End – to clean the soil, put in the infrastructure and build the housing."

Yet it's easy to forget that what many people talk of as the benefits of the 2012 Games – new rail links and roads, Westfield shopping centre and the rejuvenation of a brownfield site – was earmarked to happen anyway, as part of the Stratford City project.

The original Stratford City project was launched in the late 1990s as a 1.2 million sq. metre development, the largest single planning application inside the M25 at the time. It came out of the high-speed rail development to St Pancras that has also led to a regenerated King's Cross. In 2003, Jason Prior, who led the implementation of the London 2012 Olympic Park, admitted development would have happened even if the Olympics hadn't come.



“Most people thought we wouldn’t win the bid,” says Jonathan Kendall of Fletcher Priest architects, the designers of the athletes’ village, now known as East Village. “The benefit of bidding was to galvanise people to think about the area.” This is the genius sleight of hand of the project: the legacy was being implemented already. Fletcher Priest was already designing what became the village and the parkland around. The Olympics just sped up the process: “a rocket booster,” as Kendall puts it.

You might assume that booster made the planning easier. Not exactly. “There was a whole pile of money, which meant chunks of Stratford City would get done more quickly,” says Vivienne Ramsey, the head planner. Now retired, she was originally head of development and building control at Newham council, before becoming head of planning at the Olympic Delivery Authority (ODA) when the bid was won, and finally head of the LLDC when the Games were over. “But there was then pressure to build what the ODA thought was needed. Although they said they were interested in legacy, their big *raison d’etre* was the Games.”



The ODA, she notes, were legally required to build a school and a health centre – but then went lukewarm. “The general tenor of the conversation was, ‘Will you let us off?’ – they only did it because they couldn’t get it out of it.” One big success, she says, was the £10m for training to help locals get the jobs created by Westfield: one of her big “jump up and down moments” was the day the mall opened.

A year ago, Ramsey went for a wander around the East Village residential development. “People love living there. They have very tight management system that makes sure the communal areas are kept nice, and security guys who go around all the time to make sure there’s no anti-social behaviour.” She speaks approvingly of a “three strikes and you’re out” system for policing antisocial behaviour. “There was only one family that they’d said had to go,” she says, proudly.

Campaigners, however, say the affordable housing targets set for the residential developments in the Olympic Park have been revised down.

If there's not enough affordable housing in the area, Ramsey lays the blame at the doors of Margaret Thatcher and Tony Blair. "Selling council houses doesn't hack it, because then you don't replace them. There's nowhere for people who don't have much money to buy or rent." But is it still possible for the Olympic legacy to be part of the solution? "The government says affordable rent is 80% of market rent, which is too high anyway, so it doesn't do anything for anybody." The only solution, she believes, is wholesale political change – which, after the Grenfell Tower fire, she says just might happen. "I'm watching to see what happens next – whether they will start letting councils borrow money and build housing again."



... a place to live

"Our son Jordan was still sharing our room at the age of four so we really needed a bigger place," says Laura Philbey, 32, who was renting a one-bedroom in Bow with her husband, David, 43, when they saw the East Village social housing properties come up in 2013.

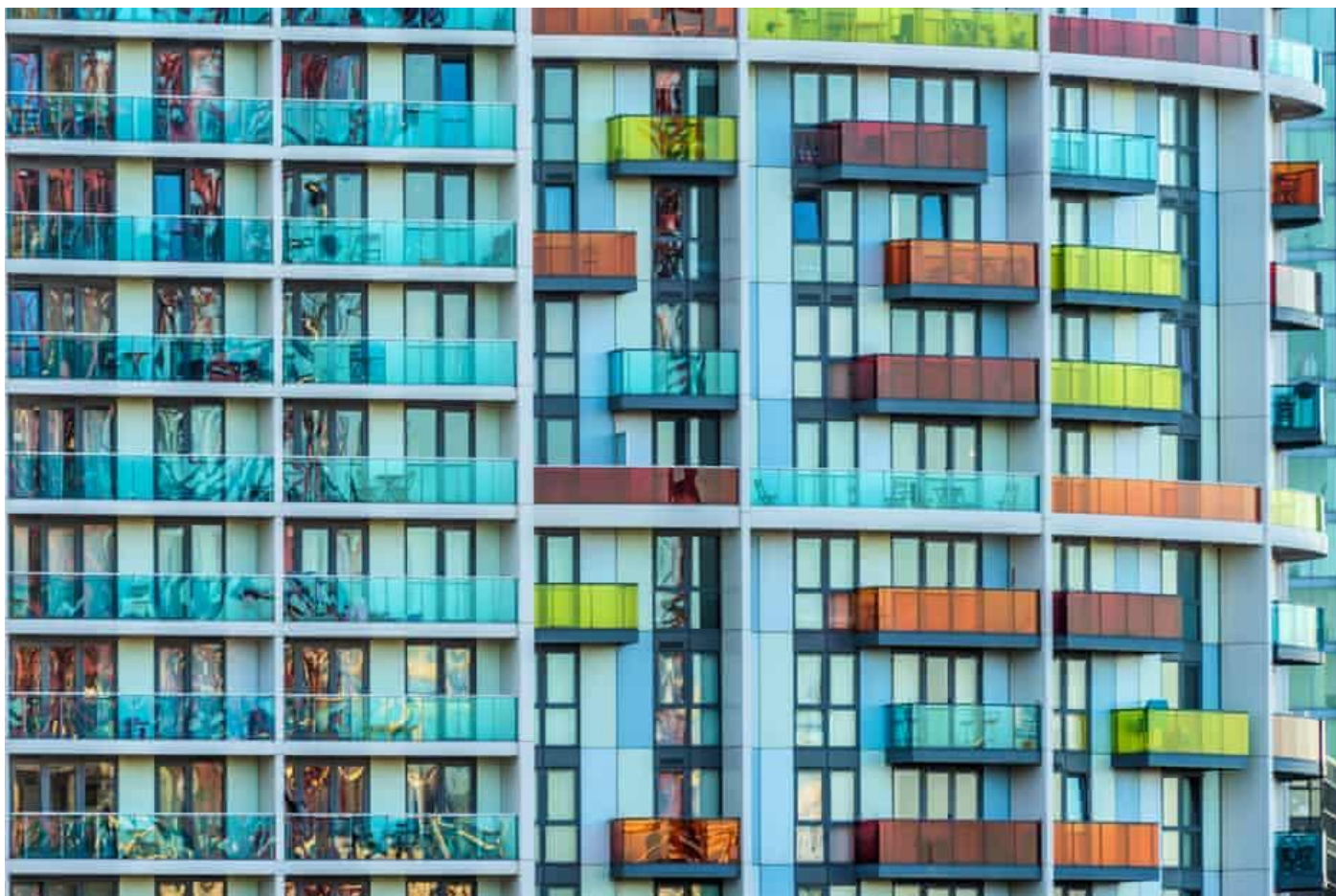
Consent was given to build 2,818 homes before the Games, with 1,379 falling into the "affordable" category. Managed by Triathlon, a partnership between housing associations East Thames and Southern Housing Group and developer First Base, they are comprised of social rent properties that went to people from Newham and other east London boroughs, discount market rent and shared ownership properties. The remaining 1,439 are rented privately by Get Living London, owned by Qatari Diar, clients of Delancey and the Dutch pension fund asset manager, APG.

The Philbeys were one of the first residents to move into Ursa Mansions, just before Christmas. "At first it was quiet, but things have picked up," says Philbey. "It feels like its own community, everyone is very friendly. Although you are still living in London, it feels



like you are not. There are green areas where I take the kids to run around. Westfield is on your doorstep, there's the health centre, and central London is only 15 or 20 minutes by train."

For socialising, they go to the bars the Neighbourhood or Tina We Salute You. They recently caught the men's hockey world league – residents get free tickets to sports events and a discount at the local Holiday Inn bar, restaurant, and beauty salon, where Philbey gets her nails done. She loves the mix of social and private housing. "It's a real diverse group of people. A lot of families with children. Quite a lot of young people but there are some old people, too." She also likes the gated communal gardens as she feels her children are safe. "My oldest son goes up to his friend's house to play there with his friends."



The "village" still feels new, and oddly placeless – you could be in any new development in Melbourne or Lyon – with streets names like Olympic Park Avenue, Champions Way and Victory Square carrying an air of empty bombast. Because the area is privately owned, you can't sleep rough on any of the streets, or set up a camera on a tripod without permission. Security guards patrol the area. They reassure Philbey. "I don't think I would let an eight-year-old play out without there being gated gardens or security," she says. "You don't hear as much noise or police cars here as you did in Bow. You do feel safer."

Siobhan Best and her partner Jed see things a bit differently. They moved to the East Village in July 2014: "I got pregnant and our flat in Dalston was infested with cockroaches, mice and was totally baby unfriendly," she says. Although the rent of their Mirabelle Gardens property – £1,733 for a two-bed from GLL – was not cheap, the flats were brand new, with nice furniture, gleaming appliances, free internet, and Sky TV.

Best found the emptiness and the fact there were security guards patrolling “a bit spooky sometimes” but says the flats were lovely inside, spacious and with a balcony. Yet there were niggles. You had to use the utility company provided for heating, which meant that you couldn’t look for a competitive price, and bills were expensive. With Jed working, Best got lonely. “It was fine living there while working and pregnant but soon after having my daughter I felt very isolated. The local baby groups in Leyton and Stratford that I was attending closed down due to [a lack of] funding. It was really weird how a new town had been plonked in such a rundown area with such poverty, something seemed very odd about the whole place.” The family moved to Essex in 2015.

... a place to be evicted from



Clays Lane – the largest residential co-operative of its kind in Europe until its demolition in 2007. Photograph: Jonathan Banks/Rex/Shutterstock

Clays Lane was the largest residential co-operative of its kind in Europe, housing 450 tenants. Julian Cheyne lived there from 1991 until it was compulsorily purchased and demolished for the Games in 2007. He and his neighbours had become accustomed to threats. “The weekend after I moved into Clays Lane in 1991, a plan came through the letterbox which said it was going to be demolished. There were always people coming up with plans on a regular basis.”

When the first diagrams for Stratford City were released in the late 90s, they initially didn’t include plans to destroy Clays Lane. “They’d have had to knock down two estates and invest quite a lot of money. I think they would have decided there was very little point. The Olympics changed that.” Peabody Homes acquired it in 2005, and it was demolished in 2007.

Kestrels used to look down from our two tower blocks. They like semi-maintained areas that don’t have many people



## Julian Cheyne of the Clays Lane estate

Cheyne already had passing interest in housing but the events at Clays Lane radicalised him in a sense. In 2006 he co-founded the blog Games Monitor to “debunk myths” surrounding not just London 2012 but the Olympic project in general. “The area for the Olympic Park was dismissed as an ‘urban desert’ by the ODA,” says Cheyne. “On the LLDC website now it says the site was a hive of activity and innovation – a really important industrial area. They are just liars.”

It was easy to ridicule Clays Lane. The area had a traveller site and sat atop a hill made of reclaimed landfill. Photographs depicted unfashionable residents, chemical factories, recycling plants and a fridge mountain. But Cheyne sees it differently. “It could be a beautiful place. Kestrels used to look down from our two tower blocks – birds that like semi-maintained areas that don’t have many people in them.”

Cheyne says residents were misled over money they were entitled to and charged too much upon leaving. “Some people had £2,000 taken off them. On what grounds? They said ‘Oh, expenses, we did a service for them’ – £2,000 worth of services?” He counted about 40 nationalities living at Clays Lane when he was there, including some people with questions around their immigration status. “Some of those guys left the estate thinking they were not entitled to be rehoused. We managed to persuade the tenancy advisers to put out a leaflet, which said these are your rights – but they never circulated it.”

Cheyne and some of his former neighbours had to go into emergency accommodation while waiting to be rehoused. Some residents were moved outside east London: Peabody had properties in Westminster, so some were housed there, where rent was a lot more expensive. Cheyne was rehoused in east London but says his rent is more than double what it was in Clays Lane.



... an archaeological site

Of course, five years is a drop in the bucket of the history of this area – and Dr Jonathan Gardner of University College London was one of 100 archaeologists drafted in to dig under the sites of what would become Zaha Hadid's aquatics centre and the "Pringle" velodrome. They dug 120 small trenches and crouched in the mud through one of the coldest winters for years, in order to find excavations ranging from a Bronze Age skeleton to an 18th century boat. "[In the Bronze Age] it was a completely different landscape, very marshy, very low-lying," Gardner says. "A lot more rivers."

The ODA was legally required to get planning permission and to record the archaeology of the site. Only around 1% of the park was excavated, but near the Velodrome they found an entire Victorian cobbled street and the ruins of several cottages, buried under 1940s and 1950s landfill. The site was heavily contaminated with chemical waste, from its industrial heyday, so Gardner wore a protective suit.

Although the Olympics reshaped the landscape, the hills now enjoyed by residents and visitors are still sculpted landfill – shaped and moulded and sealed off, to protect a clean layer of topsoil for plants. Gardner wonders about how his role gives legitimacy to events such as the Olympics. "Quite often, they can have negative effects on the past: they wipe out historic districts, housing, jobs, rivers, roads," he says. "The organisers' rhetoric was it was an industrial wasteland where nobody really lived. But that's not true."



A Roman coin from the period of Emperor Constantine II (AD 330-335) was unearthed at the Olympic construction site in 2007.

With a new UCL campus being built in the Olympic Park as part of a new "Cultural and Education District" that will also house a branch of the Victoria & Albert Museum and Sadler's Wells theatre, there may be more opportunities for excavations.

But the danger of archaeology's burgeoning role, he says, is it becomes a sop for residents who'd rather have somewhere genuinely affordable to live than another university campus.

The university first planned to build south of the park, which controversially meant knocking down the Carpenters Estate. "UCL didn't really do itself any favours by alienating people in local communities who are desperate for housing in one of the poorest areas on the UK," he says. The estate is still standing, for now.



... or as a 'destination'

As a new piece of city, the Olympic Park isn't radical. But neither is it the forlorn and barren white elephant many suggested it might become. No one would describe the odd situation of tens of thousands West Ham fans being herded away from the shopping hordes at Westfield, or the park's stop-start cycle lanes, as functional. But the place does, in its way, function. People live there, but many, many more people visit – and enjoy it.

One Leyton resident says the park space was a godsend when he was on paternity leave. "It meant I could go on a two-hour walk, feed my son in the park, there was space to move and it was easy to push a buggy around or for him to walk." What of the criticism that the development feels alien to the surrounding area? "I disagree. The first year that it opened it felt unimpressive – the trees had just been planted, it was quite bare and scrappy and there was a lot of building work – but year on year, as the park beds in naturally, it is getting better. People go to the pool, the Copper Box gym, the velodrome, and other facilities for recreation. It feels to me that it's used."

Walking around the place as a visitor can feel a little like traversing a theme park with people living in it. Playful ways of marking territory such as #MyE20 appear emblazoned on hills or in a pond; a deeply strange hunk of twisted steel from the World Trade Centre in the car park of the aquatics centre typifies the grandstanding absurdity of parts of this



place, but there are more buildings still to come: residential, cultural, recreational. Again, it's a mixed bag

"Much of what's been done is quite good," says Simon Munk, a cycling campaigner who lives in Walthamstow. "But you only need to ride there for five minutes and you can see bad surfaces, cycle tracks that stop and start, tracks that come to junctions that are not suitable for cycling. It's a 1980s approach, with no coherence."

There are plans to demolish some for a new walking and cycling bridge, which Munk says cyclists don't actually need, and a new road and car bridge. The upshot will be new routes for drivers coming from the Blackwall Tunnel, creating huge rat runs through the park – not exactly a vision of a less car-reliant future. One of the park's ironies is that there used to be two cycle tracks between the velodrome and the Clays Lane site – a race track, the Eastway, and an off-road track, the Beastway – that were lost during the landscaping and repurposing (although a new facility was built at Hog Hill in Redbridge). Munk says the Eastway cycle track is a good example of undervaluing community assets that aren't on the radar of outsiders. "Politicians saw it as a lawless place, but it was a rich seam of London lore and life."

Some of the Olympic Park is already threatening to fray here and there; yet it still gives off an air of abnormal newness: impersonal but with free Wi-Fi. From the comfortable charity coffee shop to the private security guards ushering you this way or that when events are on, the managed nature of the place seems to be its defining legacy.



## Article 6

### London 2012, 4 Years On: How Stratford Has Transformed



'The Stratford Shoal' in front of the Stratford Shopping Centre | ©Cmglee/Wikicommons



Harriet Clugston  
2 August 2016

In 1722, Daniel Defoe visited Stratford, remarking that it had 'increased in buildings to a strange degree, within the compass of about 20 or 30 years past at the most...this increase is, generally speaking, of handsome large houses being chiefly for the habitations of the richest citizens. If only Defoe could see it now. With the Olympics about to kick off in Rio, we take a trip back to Stratford to discover its story, and just what became of the legacy of London 2012.

Once a predominantly agricultural area, Stratford experienced a period of economic overturn in the late 18th to early 19th centuries, becoming a site of industry when the polluting chemical plants and printers that had been banned in the city centre relocated there. The opening of the nearby Royal Docks from the 1850s was to greatly increase Stratford's importance as a centre for transport and manufacturing. The area was impoverished and deprived throughout the 19th century and economic decline struck in the 20th, with Stratford becoming a site of class rioting during the interwar years, its economic decline made all the worse when the Royal Docks wound down in the 60s and closed in the 80s.

The history of Stratford's regeneration starts half a century before the 2012 Olympics, in the 1960s, when homes were built to replace the pre-fab housing that stood on stretches of land that had been left as literal bombsites since the 40s. Stratford Shopping Centre was opened in the 1970s, while a library, cinema, and theatre opened in the 90s. Altogether, the town centre became a far more attractive place.

In the last 10 years, the home of the 2012 Olympics has undergone redevelopment on an extraordinary scale, with high-rise luxury accommodation sprouting out of the ground in a

race to the top. The new structures that join the East Village — the former Athletes Village since turned into ready-made residential accommodation — are several luxury hotels, office towers, and the glittering Westfield Centre, one of Europe's largest urban shopping centres, which opened in 2011. It was all built as part of one master plan called Stratford City, which aimed to turn Stratford into a vibrant, metropolitan centre for London. The plan worked — today, Stratford is known as 'the capital of the East'.



Opening ceremony, London 2012 | Philip Pryke /Wikicommons

Work began in 2007 and was completed by 2012, along with an obligatory facelift for the existing town centre. The front of the ugly 1970s shopping centre (which, as a public right of way, is a brilliant place to walk through at night, when it's taken over by a crowd of roller-skaters and their beatboxes) just across from Westfield was given a bit of a revamp but, for the most part, was hidden behind a strange, scaly, iridescent fish sculpture named 'The Stratford Shoal'. If the Chinese were accused of temporarily disneyfying Beijing in 2008 with cut-corner measures, perhaps this attempt to hide the 'undesirable' side of Stratford tells us something about the legacy of 2012.



'The Stratford Shoal' in front of the Stratford Shopping Centre | ©Cmglee/Wikicommons

Glossy plans for Stratford's regeneration programme are littered with buzzwords and key phrases. 'Residents are at the heart of our plans to develop Stratford', said Mayor of Newham Sir Robin Wales in 2011, 'We want to build homes that will create new family neighbourhoods within easy reach of excellent schools, parks and public transport...because we believe our residents deserve the best'. Five years on and it's safe

to say not everyone agrees. For a start, there's the glaring fact that the entire development was given its own postcode, E20, to be shared by five new neighbourhoods created post-Olympics, which doesn't exactly scream 'coherent community' to the E17 neighbourhood to the North or E15 to the South.

So much change in so short a period of time was always going to be jarring, but issues with Stratford's regeneration cannot be simply put down to a general hostility towards progress. With a host of social issues within the wider borough of Newham, the rapid influx of prosperity to the area has exacerbated feelings of division — 'I can't help but feel that Newham residents are somehow missing out. To me, there is a clear divide of them and us', one resident told The Guardian.

Figures compiled from 2013-2015 paint a stark picture of Newham compared to other London boroughs— it's home to some of the highest levels of child poverty, unemployment, and the highest amount of working people on low pay. Each of these statistics came from the years following the Olympics, with Newham also numbering among one of the worst London boroughs for inequality, suggesting that the prosperity of the Stratford City and Olympic Village developments is *not* benefitting the community at large.

Residents of old Stratford now complain of £5 cappuccinos, street traders in the market being replaced by pricey artisan stalls, and of course, ridiculously high rents in the new developments' 'affordable' housing offerings, which are leased at around 80-90 percent of their market rates and which many locals claim no one living in the area before would be able to afford. House prices in Stratford have risen 60 percent since 2010, compared to 36 percent in the rest of London. It's a fashionable place to live nowadays — bad news for those that grew up here.

Stratford hit headlines for the wrong reasons in 2013, when a group of single mothers living in the Carpenters Estate— which is so close to the Olympic Park it's almost inside it — were served eviction notices after the Focus E15 hostel for young homeless people had its funding cut. After being informed by the council that they would have to be rehoused in rented accommodations as far away as Manchester due to a lack of affordable housing in the borough, the mothers occupied a derelict but functional house on the estate, which had been earmarked for demolition. The campaign drew national attention, and became a symbol of the so-called 'social cleansing' taking place across the borough and London at large.





The Olympic Park | ©Atos/Flickr

Of course, nobody can deny that there have been enormous aesthetic benefits as well. You could talk about regeneration until you're blue in the face but the fact is that a lot of the now redeveloped areas in Stratford and Newham were hell on earth (or possibly gritty character, depending on which way you look at it). The waterways were filthy, much of the open grass spaces were marshland, many of the industrial units and factories around Pudding Mill Station towards Bow were derelict and Fridge Mountain, a 20-foot-tall mound of discarded fridges and the biggest dumping ground for white goods in Europe, lay where Zaha Hadid's beautiful Aquatic Centre now stands. The Olympic Park is now filled with green spaces which are open to the public, where landscaped gardens sit alongside meadows filled with wildflowers, while wetlands along the River Lea's waterways provide new habitats for birds and insects. The Olympic Park is also home to a plethora of festivals throughout the year.

However, one of the most exciting future developments in the pipeline has got to be the 'Olympicopolis', inspired by Queen Victoria and Prince Albert, who invested the proceeds of the 1851 Great Exhibition into the development of 'Albertopolis', the world-class collection of museums in South Kensington that includes the Natural History Museum, V&A museum, and the Royal Albert Hall. Olympicopolis is a £1.3 billion plan for a cultural and educational complex next to the Olympic Stadium, which will see the construction of several steel and brick buildings joined with riverside terraces and outdoor performance and exhibition spaces. The complex will be home to outposts from the V&A, Sadler's Wells (complete with choreography school, hip hop academy, and 500-seat theatre), and Washington's Smithsonian museum, alongside a second campus for UCL and a new home for the London College of Fashion. Where Westfield Stratford was the East's answer to Shepherd's Bush, Olympicopolis will be their answer to the West's museum district or the South's Southbank Centre. But, with the new complex set in the heart of the Olympic Village and joined by pathways and bridges to the Westfield Centre, there's always the danger that this will add merely one more facet onto a compound, island metropolis, which will remain as divided from the surrounding community as ever.

If the commercial and economic developments of Stratford City left Stratfordians behind, it might be hoped that culture could find a way not to. However, given the Olympics' current legacy in the arts, perhaps we shouldn't be holding our breath. Before 2012, the Olympic Delivery Authority considered demolishing Hackney Wick's Fish Island, which has the highest density of artists' studios in Europe, to make way for the Athlete's Village.



Countless artists, writers, and artisans held a three-day festival this weekend to raise support for their own cause. Vittoria Wharf, where they rent live/work space, is facing imminent demolition, courtesy of the London Legacy Development Corporation. They want to build a footpath over the River Lea and into the Olympic Park, and that means the artists have to go. This is in spite of the fact that Hackney Wick was designated as a cultural quarter by the very same organisation in 2013. The Olympic legacy developers have 'no grasp of community', say the campaigners, while the leader of the 'Save Vittoria Wharf' campaign, Kirsten Allen, said, 'We believe the value of our community and its creative output unequivocally outweighs that of a superfluous footbridge. Communities and 'culture factories' such as ours are constantly being culled, but must be nurtured in order to foster the artists of tomorrow'.



Graffiti on Fish Island's warehouses, opposite the Olympic Park | ©David Anstiss/Geograph.org

The larger campaign group 'Save Hackney Wick' have launched a desperate petition to try and halt their eviction, describing how a steady stream of demolitions over the last few years combined with the London Legacy Development Corporation's plan to build several unaffordable homes on the opposite side of the River Lea — for which they also need the footbridge — will continue to change the soul of their creative community, forcing them out.

Mayor Robin Wales, when speaking to *The Guardian* about the Olympic legacy and fiasco such as the one he encountered with the Focus E15 mothers, actually used the Grindelwaldian phrase, 'for the greater good'. Perhaps, underneath the glitz and glam and green spaces of the new Stratford City, this utilitarian spirit is the real legacy of 2012.

## Article 7

### 'STINKY STRATFORD' SNIFFS OUT OLYMPIC SUCCESS

Sunday 18 September 2011 17:38

A deprived area of London is being rapidly regenerated to host much of the 2012 Olympics in a year, but there are fears the changes may not benefit locals despite efforts to leave a positive legacy.

The east London district of Stratford, home to the Olympic Park for next year's sporting extravaganza, was once so filled with smoke-belching factories it earned the unflattering nickname "Stinky Stratford."

But the noxious fumes went as industrial decline set in and until several years ago there was little work at all.

Since 2005 however, when London was awarded the Games, there has been a frenzy of construction work as the venues went up in the park, with its centrepiece the 80,000-seat Olympic Stadium.

"It was all derelict here before," Jason Vaughan, a 25-year-old builder who has lived in the area for 10 years, told AFP as he gestured towards gleaming blocks of flats on the edge of the park.

"They have really fixed things, really tidied up the area a lot."

The frenetic pace of change is impossible to miss.

Cranes dot the skyline, men with hard hats and smartly dressed Olympic officials wander the paths and the air is filled with the noise of pneumatic drills and hammers.

Organisers have set up a body, the Olympic Park Legacy Company (OPLC), which is dedicated to ensuring the Games benefit local people and it has rolled out an ambitious 25-year plan to transform the area.

"The idea is to create a new piece of London that will help to regenerate one of the most deprived parts of the country," said an OPLC spokesman.

×

A major focus will be on ensuring the venues themselves do not become derelict and unused after the Games, as happened to many sites after the Athens Olympics of 2004.

The Olympic Stadium has been awarded to London football club West Ham to use after the Games, although rivals Tottenham Hotspur are contesting the decision.

Other ideas include turning the Aquatics Centre, designed by architect Zaha Hadid, into a community pool, and the press and broadcast buildings into a centre focusing on local employment.

Building homes in the run-down district is also a priority. The company aims to create five new neighbourhoods with up to 8,000 new homes, 35 percent of which will be affordable to local people.

It will also focus on creating green spaces and parks which will host an array of events in the coming years to pull in visitors, from open-air concerts to farmers markets.

Other initiatives to attract investment include a plan for a technology hub called "East London Tech City" to rival Silicon Valley in the United States as well as a new university.

If successful, the plans would amount to a social and economic renaissance.

The sprawling Olympic Park, which straddles several London local authorities, was for decades an industrial hub on the fringes of the capital, with factories producing everything from paint to cosmetics.

Industrial decline and mass migration from the 1960s onwards changed the area dramatically and nowadays it is a colourful, multicultural melting pot, which is however held back by high levels of deprivation.

Despite the well-intentioned plans of the legacy company, there are concerns that the regeneration may not spread its benefits equally to local people.

While acknowledging the positive side of the changes, Vaughan said the construction boom had so far failed to provide all the work promised.

"Everyone from east London was meant to have a job in there (the Olympic Park), and that never happened," he said. "For the immediate area, there won't be too much success, not as much as was promised."

Others see a danger that the area could become an "oasis for the rich", with local people pushed out as prices go up.

Dee Doocey, a Liberal Democrat lawmaker in the London Assembly, was critical of a lack of public money and a reliance on the private sector, warning the area could become like Canary Wharf - the expensive financial district in east London.

"I fear it will become another Canary Wharf - a great commercial success, but one that benefits wealthy incomers and foreign investors who wish to live in highly exclusive flats," she said.

"This would completely negate the original concept and vision of the park, which was to provide mixed communities and facilities, with the homes and jobs for local people."



## Is the Olympic Park's redevelopment still on track?

26 FEBRUARY 2021 BY WILL ING

The London Legacy Development Corporation has been accused of not building enough affordable homes on the former London 2012 site. With less than four years before it winds down, can it still deliver on its lofty ambitions? asks *Will Ing*

Work to build out a city from scratch on the Queen Elizabeth Olympic Park, once an East End industrial wasteland, rumbles on. But politicians at City Hall are not happy.

'It seems like everything with the London Legacy Development Corporation (LLDC) was set up with good intentions, but somewhere along the way things have been lost,' says Susan Hall, who chairs the London Assembly's Budget and Performance Committee.

'From expensive white-elephant football stadiums to low levels of affordable housing, it is hard to understand or justify the continued investment in this project which fails to deliver time and again.'

Hall's damning words leap out from the pages of a review into the LLDC, published by her committee last month and backed by the leaders of the London Assembly's Conservative, Liberal Democrat, Green and Labour groups.

The document, an appraisal of the LLDC's finances and performance during the Covid-19 era, raises concerns not only about stadium costs and affordable housing numbers, but also the spiralling budget for the East Bank – the Olympic Park's forthcoming culture and education district – and the LLDC's net worth, which has dropped by £381 million in five years.

The executive summary states: 'Many former Olympic parks across the world have turned into derelict, costly disasters. London 2012 was meant to be different ... [but] there is now a real threat that the very issue that was meant to be different this time around will be repeated, and that the capital will be bearing the legacy of a costly, taxpayer-funded albatross, hanging around the neck of Londoners for decades to come.'

Even so, 15 years after construction work started on the park, and with less than four years before the LLDC hands back planning powers to the local London boroughs, the

development corporation insists it is doing a good job at transforming what had been a post-industrial wilderness into a vibrant and prosperous new cityscape.

So, who is right about the progress of this gigantic regeneration scheme? The politicians and City Hall bean counters; or the body charged with managing the sites, overseeing the appointment of architects and fighting the fires caused by a global pandemic?

A lot has happened since the first Olympic masterplan, drawn up by a team including Allies and Morrison, was unveiled in 2004. Land was bought up for the megaproject, and arenas, infrastructure and an athletes' village all hastily constructed for the games.

Four months before the games, in April 2012, the LLDC was created as a subsidiary of the Greater London Authority. It was handed planning powers for a swathe of east London, including the park but also land around it, and was tasked with building out the Olympic masterplan as developer for a considerable amount of public land.

'The end is in sight,' says the corporation's executive director for development Rosanna Lawes, who had led the Olympic development for six years before the LLDC was formed. 'The park is beginning to knit into the fabric of the city. It is beginning to complement its boundaries, which are not boundaries so much anymore. The legacy is largely as we have anticipated.'



Construction work at East Bank in January 2021

Lawes admits there have been a few significant changes made to the earlier plans. She tells the AJ: 'You don't masterplan a scheme for nearly 8,000 homes, as it was, and hope to deliver it as envisaged 10-15 years ago.'

'One of the big changes has been East Bank.'

East Bank is a major area of development on the Olympic Park which remains some way off completing. It is also one of the few schemes that isn't entirely housing led.

The project includes a huge new campus being developed by University College London next to the ArcelorMittal Orbit, as well as a row of buildings being developed by the LLDC on Stratford Waterfront, neighbouring Zaha Hadid's London Aquatics Centre.

This row includes an outpost for the Victoria and Albert Museum (V&A), a 550-seat theatre for Sadler's Wells, as well as a recording studio for the BBC and new campus for the London College of Fashion. The investment from big-name tenants such as the V&A was seen as a major coup for the area and a boost to the Olympic legacy, but the development of the site has suffered setbacks.



International Quarter London South with Alison Brooks' proposed, blue-coloured residential tower far left

Designs by Allies and Morrison and O'Donnell + Tuomey were selected for the Stratford Waterfront site on the eve of the 2015 general election but had to be completely redesigned – with more than 15 storeys knocked off the tallest buildings – after the



realisation that the proposed towers would encroach into the backdrop of St Paul's Cathedral when viewed from Richmond Park – a protected viewing corridor.

Now it has emerged that, with the exception of the UCL buildings, construction on East Bank is running late and overbudget. The current anticipated cost of the project is £628 million, an increase of £114 million on the baseline budget previously set out for the project.

The London Assembly's Budget and Performance Committee says the 'significant' cost increases are 'concerning', adding: 'The decision to press on with the East Bank development project is hugely risky and is now looking very costly.'

Lawes says coronavirus is to blame for more than half – £63 million – of the cost overruns. 'The Stratford Waterfront site is a really quite narrow and constrained,' she explains. 'There is rail, and water and bridges bounding the site.'

**'The percentage of affordable homes delivered is the result of previous mayoralities, when targets were lower'**

'We have an obligation to socially distance ... We moved to a double shift pattern and are now working long days, but construction work has not been as fast as originally anticipated because of the social distancing, and the sequencing of operatives and package contractors on site.'

The rest of the cost overrun is caused by problems integrating different construction packages, which were often procured at different stages of the design process. 'We have had to put in place additional work to make sure that integration works,' Lawes says.

The Budget and Performance Committee is also concerned about whether East Bank will realise the expected returns, with the LLDC having signed 200-year leasehold agreements with each of the future building owners.

'All of the tenants are suffering from the economic impact of Covid-19,' says the committee report. 'Sadler's Wells in particular has not been able to open its main theatre at all since the beginning of the pandemic. Given the LLDC bears all the construction risk, it will be exposed to risks around the short-term financial viability of its key partners, as well as the possibility of longer-term impacts on their business models.'





Lifschutz Davidson Sandilands' student housing tower for UCL East

Despite these concerns, Lawes says she remains 'really pleased with the progress [on East Bank] given the circumstances,' adding that 'nothing was lost' from the redesign phase and 'if anything the scheme is stronger for the additional thinking we had to do'.

Besides East Bank, most of what is yet to be built at the Olympic Park is housing.

A total of 11,500 homes have been built on the area overseen by the LLDC to date, with around 3,300 at the former athletes' village and another 536 on the park itself – at Chobham Manor, the first of several new residential districts on the park.

By 2026, 33,000 homes will have been built, with 5,600 homes on the park itself. The first of seven phases at East Wick and Sweetwater – new neighbourhoods along the eastern side of the park – is due to finish this summer, while the second phase of Stratford Waterfront will see 600 homes built alongside the new cultural quarter. In addition to these, Pudding Mill Lane and Bridgewater are also set to become new residential neighbourhoods on the park.

'Fundamentally we are a limited-life organisation,' says Lawes, explaining that the corporation's planning powers will revert back to the local borough councils within four years. 'But by the time we get to 2024/5, we anticipate we will have planning in place for all our revised masterplans and be in contracts with developer partners – and, in the case of the next phase at Stratford Waterfront and Bridgewater, in a joint venture with the market to take these schemes forward.'

With so much of the Olympic legacy housing yet to be built, there is disagreement about the sort of places that should be created. The LLDC describes the Olympic Park as 'one of the most desirable residential locations in London' but the Budget and Performance Committee has raised concerns about low levels of affordable housing.

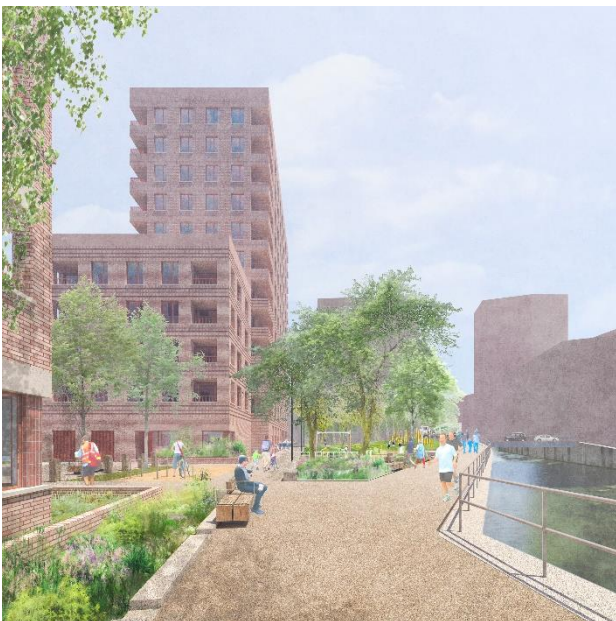
The committee points out that, at the time of its investigation, just 2,270 homes of the 10,111 built in the LLDC area were affordable – 22 per cent. 'This should not be the case when local and national government are meant to be tackling this issue head on,' its report declares. 'The land owned by the LLDC provides a real opportunity to help address the affordable housing issue in London, yet that opportunity is going to waste.'

**A total of 11,500 homes have been built on the area overseen by the LLDC to date, with around 3,300 at the former athletes' village and another 536 on the park itself**

But the corporation insists it has done everything asked of it. Lawes points out: 'The [seemingly low] percentage of affordable homes delivered is the result of previous mayoralities, when affordable homes targets were lower.

'Since 2016, schemes within the LLDC area have achieved at least 35 per cent affordable housing and schemes on public land have delivered against the mayor's expectation of 50 per cent affordable.

'We have tracked policy, complied with policy and delivered against policy and always tried to do more where we can because it's fundamentally important,' she says, adding that the percentage of affordable homes at Chobham Manor was increased from 29 to 35 per cent using Section 106 money.



Bow Back Riverside at Pudding Mill Lane by Gort Scott with 5th Studio, JCLA and ZCD Architects

Not everyone is convinced this is good enough, however. Nick Sharman, Labour councillor for Hackney Wick and a member of the LLDC's planning committee, argues that the creation of 'middle-class barracks on the Olympic Park is a wasted opportunity.

'In one sense, the LLDC has developed modestly attractive housing on an area that used to be largely derelict,' he says. 'There is certainly a lot of thoughtful and decent architecture. But at a deeper level it is a travesty. We need genuinely plural development, not lots of expensive new homes.'

Sharman contends that the affordable homes that are set at 'intermediate' sale or rent prices are not genuinely affordable – suggesting that buyers would have to earn more than £60,000 a year to be able to get a deposit on an 'intermediate' home.

'The only housing that is now genuinely affordable is "socially rented",' he says, 'and that is significantly less than 20 per cent of what is being built, despite there being 50,000 people on the local waiting list for council housing.

'The Olympic legacy development is only contributing very marginally to social housing need. This is how the class system is literally built in 2021 – by well-meaning and architecturally progressive people.'

The Budget and Performance Committee has also raised concerns about the planned homes generating less-than-expected income to the LLDC as a result of a slowdown in house price inflation – and creating a hole in the corporation's budget.

Nevertheless, Lawes says the LLDC will not change its approach, for instance by looking at greater densities.

'There will be an opportunity to optimise and tighten our masterplans when we do detailed designs with the market, but no, fundamentally I don't see a huge margin for change,' she says.

The prospect of less income, driven largely by the impact of coronavirus on the housing market, comes as the LLDC's net worth (the value of its assets plus its liabilities) has fallen from £210 million in 2014/15 to minus £171 million in 2019/20.

But Lawes suggests the alarm sounded by London Assembly member Hall – who describes the LLDC's loss of value as a 'ticking time bomb' – is largely misplaced. 'Fundamentally it's about the planned disposal of homes in our residential neighbourhoods at Chobham, and the disposal of land – for example to UCL,' she says. She adds that plans to increase affordable housing provision have also brought the corporation's value down, as has extra borrowing to fund construction at East Bank.

Ultimately the LLDC says its development has considerably improved the local area and will continue to do so. 'We have brought forward outstanding economic activity – lots of jobs, and opportunities and homes,' says Lawes.

It's not a view shared by everyone, with Sharman saying: 'The LLDC are bringing wealth to the area, but it is not going to the local community.' Meanwhile, Lawes points out that the local community now has 'outstanding parkland' as well as facilities such as new schools, which were deliberately built on the edge of the park.

**'There is certainly a lot of decent architecture. But we need genuinely plural development, not lots of expensive new homes'**

For the most part, Lawes is also proud of the quality of new built environment. 'Good design impacts how we all live in our homes, our streets, our neighbourhoods, and that is what we have tried to import here on the park – attention to detail in well-designed and well-managed communities.

She does, however, admit that the Stratford skyline leaves something to be desired. 'Some of the examples [of tall buildings] are not the best, and some of those [planning] decisions would not have been the best decisions, but were taken of their time,' she says.

'But with time some of those taller buildings – the Unite Student building [by BDP] for example – will integrate with the place, and the place will mature around them and they won't be as obvious.'

There is no doubting that the LLDC's design intent for future schemes remains ambitious. The last two neighbourhoods on the park at Pudding Mill Lane and the Bridgewater Triangle are being master planned by Gort Scott and Stirling Prize-winner Mikhail Riches respectively.

Yet the coronavirus pandemic has seriously affected the LLDC's finances and the full consequences of this crisis have not yet been fully shaken out. If the cash dries up, the corporation's dreams will have to be tailored to suit.

As the chairman of the Budget and Performance Committee warns: 'There is no extra few quid lurking under the sofa for the LLDC when it runs out of money ... The LLDC has forgotten that.'



## Article 9

### Exactly what the EU has funded in Cornwall

As Brexit drags on we look at where all the billions of pounds Cornwall has received from the EU has gone



#### Newquay airport

Today was supposed to be Brexit Day - the UK was set to leave the European Union on March 29, 2019.

As it stands nobody can say for certain when Brexit might happen or, even whether it may ever happen at all.

By coincidence this week is also 20 years since Cornwall was granted Objective One status which gave access to funding from the EU as one of the poorest regions in Europe.

Prior to 1999 [Cornwall](#) had been included with Devon and so it was not clear just how Cornwall and the Isles of Scilly compared with the rest of Europe.

After a long campaign the EU recognised Cornwall and the Isles of Scilly as a region in its own right and granted it Objective One status.

That first Objective One programme - which ran from 2000 to 2006 - provided £350 million for Cornwall and the Isles of Scilly.

It was followed by the Convergence Programme - from 2007 to 2013 - which provided an additional £415m.

That money has been used for a wide range of things including The Eden Project, superfast broadband, Cornwall Airport Newquay and the dualling of the A30.

Here we look at some of the key projects which have received EU funding since 1999.

## 1. The Eden Project



### **The Eden Project in the snow** (Image: Cornwall Live)

When it was suggested that a disused China Clay pit could be transformed into a world-class tourist attraction and environmental charity many scoffed.

But thanks to bold decisions and a whole lot of funding from the National Lottery, South West Regional Development Agency and the EU it became a reality.

Since opening in 2001 Eden has welcomed more than 18 million visitors and has boosted the local economy by £1.7 billion. It is known all over the world and employs more than 400 people.

EU funding: £26 million.

## 2. Cornwall Airport Newquay

The airport has long been seen as a key to bringing business into Cornwall and encouraging investment in the county.

Previously part of RAF St Mawgan the airport received European funding to help pay for the transition to a full civilian airport.

The money was used to pay for the airport terminal as well as a raft of other facilities needed to operate as a fully functional airport.

EU funding: More than £40m.

## 3. Combined Universities in Cornwall (CUC)

CUC was formed in the early 2000s with higher education providers in Cornwall coming together with the aim of creating a standalone university for Cornwall.

It was formed in a bid to fight back against the "brain drain" from Cornwall with young people having to leave the county to pursue university education.

An independent study found that the University of Exeter and Falmouth University contributed £491m to the Cornwall and Isles of Scilly economy between 2002 and 2014.

EU funding: £173.2m.

## 4. Superfast Cornwall

Superfast Cornwall was launched in 2011 with the aim of providing superfast broadband to homes and businesses across Cornwall.

The initial programme to 2015, which was funded by the EU and BT, saw more than 12,000 businesses connected and 4,500 jobs created or safeguarded.

An extension programme from 2016 to 2018 enabled another 10,000 premises to be connected to superfast broadband.

Cornwall is now considered to have some of the best superfast broadband links in the world.

EU funding: £53.5m.

## **5. A30 improvements**

European funding has been provided for the dualling of the A30 on Goss Moore and is also being made available for the planned dualling between Carland Cross and Chiverton Cross.

The improvements on the road have provided a huge benefit to businesses and visitors in Cornwall.

EU funding: £20m+.

## **6. Innovation centres**

Three innovation centres have been built in Cornwall and all received funding from the European Regional Development Fund.

Pool Innovation Centre, Tremough Innovation Centre and the Health and Wellbeing Innovation Centre at Treliske support growth, knowledge and innovation-led businesses at every stage of development, especially those in the media, creative, eco, environmental and the health and wellbeing sectors.

## **7. Newlyn Fish Market**



**Newlyn Harbour. The town's fish market secured £1.3m from the EU this summer to become best in South West**

The market has been billed to become the best in the south west if not the country after winning £1.3m of European funding for a major refurbishment.

Newlyn Harbour bosses have said that the funding will provide improved facilities for existing users and open up new selling platforms.

## **8. Aerohub Enterprise Zone**

This project is providing employment and workspace on land around Cornwall Airport Newquay.

Some of the phases have already been completed with more planned to be developed.

EU funding: £4.4m.

### **9. Cornwall Business Start-Up**

Cornwall Business Start-up delivers bespoke support to new enterprises in Cornwall and the Isles of Scilly.

Run by Oxford Innovation it provides businesses with a start-up plan and access to expert coaches, mentors, training and resources to achieve it.

EU funding: £5.9m.

### **10. Cornwall New Energy**

Cornwall New Energy aims to develop the local energy market and ensure that enterprises and communities will benefit from more local ownership and operation of energy generation and supply.

The project will support businesses and social enterprises to generate renewable energy, support the development of new low carbon products and services and work to develop or find markets.

EU funding: £2.7m

### **11. Cultivator Business Support**

Based in Redruth, Cultivator Business Support will work with businesses in the creative industries — from start-ups to established enterprises — to help them achieve their growth potential.

Support will include specialist coaching, mentoring and targeted investment.

This project is aligned to Cultivator Skills which will provide advanced skills for businesses in the creative sector. Together, they offer an integrated programme of skills and business development for the creative sector.

EU funding: £2m

ESF (European Social Fund) investment: £998,975

### **12. Engagement and activity for the unemployed**

Focusing on those who are most disadvantaged and furthest from the labour market, this project provides tailored support to address worklessness.

Flexible, personalised packages of support will be provided to enhance engagement, work readiness and provide in-work support to ensure employment can be sustained.

The project is delivered by Reed in Partnership, Lizard Pathways, Groundwork and St Loyes.

EU funding: £12.9m

### **13. Unlocking Cornish Potential (UCP)**



Unlocking Cornish Potential works with businesses and graduates in Cornwall to pair them together.

The programme is funded through the European Social Fund (ESF) and European Regional Development Fund (ERDF).

In the past two years alone UCP's programmes have created 353 new jobs in Cornwall.

The average salary for jobs supported by UCP is £23,546, while the maximum has been £65,000. The project ensures that jobs have a minimum salary of £18,000.

EU funding: £8m+

#### **14. Export for Growth**

'Export Essentials' enables more small and medium sized businesses to export for the first time and 'Extend Your Global Reach' helps enterprises to compete in new markets.

EU funding: £2.4m

#### **15. Family and Community Essential Skills**

This project focuses on supporting those who are facing in-work poverty to help them progress and increase their pay and working hours, or obtain higher paid jobs and move out of poverty.

It will also provide support for people who have recently been made redundant. The project is delivered by Careers South West.

ESF investment: £540,111

#### **16. Financial Readiness Project**

Oxford Innovation's Financial Readiness Project is aimed at small and medium-sized enterprises in Cornwall and the Isles of Scilly that need support to secure finance.

Businesses will be offered workshops on how to make appropriate financial choices, one-to-one support and will benefit from the development of a financial support network. Specialist support will also be provided to investors in the region.

ERDF investment: £2,984,900.

#### **17. Hall for Cornwall**

QuayWorks, a creative hub providing office and meeting space for businesses in the creative sector, will be constructed as part of the redevelopment of the Hall for Cornwall.

This project will help advance the development of the creative industries and support the sector to contribute to job creation and economic growth.

EU funding: £2.1m.

#### **18. Integrated Territorial Investment (ITI) Support Team**

This team supports the delivery of the Growth Programme in Cornwall and the Isles of Scilly by working with the managing authorities to develop calls; helping organisations from the private, voluntary, community and social enterprise sectors to access the programme; publicising the programme's opportunities and successes and monitoring and evaluating progress.

EU funding: £3m

ESF investment: £1.9m.

**Cornwall Trade and Investment (CTI):**

CTI exists to help grow Cornwall's economy – focusing on three key themes; attracting innovative, high growth businesses to locate in Cornwall; marketing Cornwall as a progressive, viable place to do business and supporting Cornwall based businesses to export their product / services.

The CTI team work with businesses from across the globe to encourage them to set up operations in Cornwall. The programme has also recently started working with Cornwall based businesses who have big ambitions to export their products/services to the rest of the UK, Europe or globally.

EU funding: £1.76m

**20. Isles of Scilly Technical Assistance**

Working with the islands' public, private and voluntary, community and social enterprise sectors the technical assistance team helps organisations develop projects that are eligible, compliant and good value.

**Eden Project's regeneration work**  
**By Will Smale**  
**Business reporter, BBC News, Cornwall**

The Eden Project wouldn't look out of place on Mars  
Since it opened in 2001, Cornwall's Eden Project has established itself as one of the most popular tourist attractions in the UK.

Based around two giant greenhouses or "biospheres" that look like they could have been beamed down from outer space, it remains one of the top-five pay-to-enter tourist sites in the country.

Yet behind the tropical plants and cutting-edge architecture that attract 1.2 million visitors a year, Eden is also continuing with an important sister mission - economic regeneration.

Ever since it first opened, Eden says it made a conscious decision to source its supplies wherever possible from Cornish companies, be it food goods, plants, other retail items, and even its electricity provider.

Today it continues to buy from no less than 3,000 Cornish firms.

Add the knock-on spending in the local economy by visitors who specifically go to Cornwall to visit the Eden Project, in its first five years of opening it has contributed £700m to the Cornish economy.

And while this figure comes from Eden itself, it is based upon the respected Cambridge Tourism Economic Impact Model, and independently verified.

More than pasties

Eden managing director Gaynor Coley explains that its relationship with local suppliers is far from just phoning in orders.

Glasses made from former Grolsch beer bottles

Cornish firm Green Glass makes glasses from old wine and beer bottles

"From the very beginning we knew we wanted to build real relationships with our suppliers, to move beyond just having conversations like: 'Hello, can I place an order for 200 pasties?'" she says.

"We wanted to develop partners that could grow and develop with us, to do our bit for the wider Cornish economy."

One such Cornish firm that Eden has helped develop is Green Glass, which specialises in turning recycled wine and beer bottles into glasses.

To explain very simply, it cuts old wine bottles in two, before turning the top half into a goblet-shaped glass and the bottom into a tumbler.

"The Eden Project opened just as I was starting the business from my garden shed," says Green Glass founder and managing director Glenn Slade.

"Eden started to stock our products and it gave us the background sales we could rely on to establish and grow the business.

"We even continue to source a lot of our old bottles from Eden, before sending finished glasses back for sale in its shop. This example of closed-loop recycling is very pleasing.

"I wouldn't say that if it wasn't for Eden we wouldn't still be here today, but it has been a fantastic help."

Today Green Glass says it sells 200,000 recycled glasses a year across the UK and overseas.

## Global work

Eden commercial development manager Peter Stewart says that while you will hear grumbles from some Cornish firms it does not use, it is always on the look out for new local suppliers.

Inside the tropical rainforest bio at the Eden Project

The Eden Project features plants from around the world

"We do get some firms complaining that we should stock their products simply because they are Cornish, but we don't just sell things because they are made in Cornwall, the quality has to be there too," he says.

In addition to helping Cornish firms develop and grow, Eden also continues to work with farmers and other businesses in the developing world.

From Sri Lanka to the Seychelles, South Africa to Costa Rica, it sources some of its more tropical plants and works on projects that promote sustainable development.

But while Eden is undoubtedly helping a great many small firms to grow, what about the state of its own finances?

After initially being built for £80m, total capital investment now stands at £121.5m, made up of £50.6m of Millennium Commission funds, £38.7m of public funds, £19.6m of bank loans and £12.6m from revenues.

Critics suggest that Eden must have struggled financially in recent years, as visitor numbers have fallen back from two million people in its first year to current levels of 1.2 million.

Yet Eden insists that its conservative business plan is based on just 650,000 visitors per year, and it had a cash flow surplus of £1.2m in its most recent fiscal year.

"We always knew that visitor numbers would settle after our honeymoon period.

"And while we are always resource hungry because we want Eden to be the best it can possibly be - we are prepared to take the tough business decisions," says Ms Coley.

"For example, we decided before we first opened that we would delay the building of a third bio until we knew we would be successful."

Eden now hopes to start work on its third giant greenhouse next year.



## Article 11

The latest plans for the redevelopment of a prime Newquay clifftop area

The financial crisis hit and work was put on hold, but the regeneration programme is back on track



**The view across Newquay bay from Narrowcliff**

A major redevelopment programme in one of [Newquay's](#) prime clifftop areas first got underway more than a decade ago.

Across 2007 and 2008, Narrowcliff became a major focus for developers, and many dilapidated hotels were earmarked to be replaced by modern apartments.

Several hotels were subject to planning applications, and in some cases the old buildings were even knocked down to make way for the new builds.

But then the recession hit, and building work was put on hold. For ten years, time stood still.

A decade on, a recovery has been made and the regeneration programme is back on track. Projects to replace the Fort Wayne and Tolcarne/St Brannocks have already been completed.

Two further applications have been approved in the past few months, while one remains outstanding.

### FORMER FOSTERS / WEST COAST PUB

The building previously operated as the King Mark pub in the 1970s, before becoming the famous Fosters pub and later the West Coast pub and restaurant, which closed in 2009. The old building stood derelict for eight years before being demolished in 2017.



### **The derelict West Coast Bar and Grill in 2009**

A new 48-home retirement complex, called Perran Lodge, has been built by Churchill Retirement Living.

Construction began in June 2017, and was completed in 2018.



### **The complex is now complete and open**

The two-bedroom apartments include features such as a video-entry system, lifts to all floors and a 24-hour care and support system. In addition, communal facilities include an owners' lounge, guest suite and landscaped garden.

### **FORMER EDGCUMBE HOTEL**

The Edgcumbe Hotel closed its doors five years ago, and has remained derelict ever since.

After it closed the site was acquired by Noble Design and Build Ltd, which submitted plans in 2017 to demolish the old hotel and build 66 apartments on the site.



### The former Edgumbe Hotel site today

The [application was rejected in August 2018](#) by [Cornwall Council](#) planners. The form of the building, organisation and layout of the scheme, detailed appearance and landscape character were not deemed acceptable.

The developer reviewed the feedback given by the council and submitted fresh plans for a smaller scheme.



The new proposal is to knock down the old hotel and build 49 apartments with undercroft car parking. The apartments would comprise one studio flat, 13 one-bedroom flats, 33 two-bedroom flats and two three-bedroom flats.

A decision on the application is yet to be made.

### FORMER NARROWCLIFF HOTEL

The Narrowcliff Hotel has also stood derelict since it closed five years ago.

In late 2017, Narrowcliff Hotel Ltd applied for planning permission to demolish the early 20th century building and build 13 apartments on the site.





### **The Narrowcliff hotel closed in 2015**

Cornwall Council refused the application due to the loss of a section of a locally-distinctive Edwardian-style inter-war terrace, the reduction of natural light for the neighbouring dwelling, and there being no suitable Section 106 agreement in place, which binds the developer to contributions to local amenities and infrastructure.

The plans were altered but [refused for a second time in June 2018](#).



### **The proposed design for the apartments replacing the Narrowcliff Hotel**

The newest plans, for the building of 12 apartments instead of 13, have been approved.

The old building is yet to be demolished.

### **FORMER SAFI/CLIFFDENE HOTELS**

Plans to build a block of 39 apartments on the site of the former Bella Vista/Safi Hotel and neighbouring Cliffdene Hotel [were approved this month](#).

The plans were first submitted to Cornwall Council in 2018 and were granted planning permission after major alterations were made to the design.

The former Safi bunkhouse was demolished in 2008 to make way for 40 apartments, but the scheme fell through. There were concerns over a large, deep hole in the centre of the plot, which has remained fenced off ever since the building was torn down.





### **The site today**

The Cliffdene Hotel next door closed in 2018, and will be demolished too.



(Image: Google)

The new five-storey apartment block will overlook Tolcarne Beach. The height of the building has been reduced to make it lower than the neighbouring Hotel Bristol.

Apartments in the new development will range from one to three bedrooms and all have balconies. Parking is provided for each apartment.

The application was approved in May 2020.



***What is happening where you live? Find out by adding your postcode.***

#### FORMER ST BRANNOCKS/TOLCARNE HOTELS

The former St Brannocks and Tolcarne hotels were demolished in September 2008 to make way for a huge new five-storey development for 75 apartments which also never materialised, despite some of the prospective new flats having been sold.

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#### **The Tolcarne during its heyday**

Many years later the plot was later bought by Premier Inn, the UK's largest hotel group.

In February 2018, [Premier Inn was given permission to build a hotel](#) on the site, three months after an application was submitted.



**Premier Inn in Newquay** (Image: Charlotte Becquart)

The four-storey hotel, which includes 83 hotel rooms, 41 guest parking spaces and a restaurant on the ground floor, opened in February 2020.



## Article 12

Jamie Oliver's Fifteen Cornwall closes with the loss of 100 jobs

This article is more than 1 year old

**Watergate Bay restaurant uses celebrity chef's name but is owned by charitable trust**



Jamie Oliver on the beach outside Fifteen Cornwall. Photograph: Barry Batchelor/PA

**Sarah Butler**

**@whatbutlersaw**

Thu 12 Dec 2019 15.18 GMT

Fifteen Cornwall in Watergate Bay, one of the last outposts of [Jamie Oliver](#)'s UK restaurant empire, has closed its doors with the loss of 100 jobs.

Chefs and waiting staff at the restaurant, which uses the celebrity chef's name under licence but is owned and run by a charitable trust, were told the business would be shutting its doors on Thursday afternoon. About 70 people work at the restaurant and a further 30 work at the [Cornwall](#) Food Foundation charity, which will also be wound up.

The closure comes only months after the celebrity chef's UK restaurant business, including the Jamie's Italian chain, Fifteen in London and Barbecoa, [collapsed in May](#), making 1,000 staff redundant.

In a statement, Fifteen said: "We are deeply saddened to announce that Fifteen Cornwall will close and cease trading with immediate effect."

It said the necessary steps towards liquidating both companies had been taken and liquidators would be in touch with all affected parties.

Matthew Thomson, the chief executive of the Cornwall Food Foundation said: "This is an incredibly sad day for everyone and we will try our best to support those who have been impacted. I am profoundly sorry for the hurt, loss and distress this announcement will undoubtedly cause."

The seaside charitable venue opened by the celebrity chef 13 years ago [survived the difficulties](#) of Oliver's wider business because it is an entirely separate business, with all its profits going back into the charity.



While Oliver's name is above the door under a licence agreement, the chef no longer has financial involvement and had been spending only occasional days in the kitchen working with apprentices.

The restaurant trained six to 10 young unemployed people a year in its kitchens while serving up largely locally sourced seasonal food.

Jamie Oliver said: "I am very surprised and saddened to learn that Fifteen Cornwall and the Cornwall Food Foundation have closed. Both organisations have always been run separately from us but the team has done an amazing job with the trainee programme, training over 200 chefs and reaching so many more along the way – so this is a huge blow. My thoughts are with everyone affected."

Since its launch, Fifteen Cornwall said two-thirds of the apprentices it had trained since 2006 were still working in the restaurant trade and many had set up local businesses, making it an important part of the economy in a county where regular work can be hard to find.

The Cornish outpost was inspired by Oliver's first restaurant, Fifteen in London, which he set up in 2002 and which closed its doors in May alongside the Jamie's Italian chain.

Earlier this year Thomson admitted that Fifteen Cornwall was finding times tough, particularly outside the school holidays.

The restaurant made sales of about £3m last year but only broke even, after making an average profit of more than £200,000 a year for several years.

Fifteen's closure comes at a difficult time for the industry. A string of restaurants have got into difficulties recently including Byron, Carluccio's and Patisserie Valerie. The sector has been hit by rising costs, a slowdown in consumer spending and a vast amount of competition after private equity funds ploughed millions of pounds into opening casual dining restaurants.

## Article 13



### **Festival contributes millions to local economy** **August 9, 2018**

New research released shows that £45 million of business revenue was generated in Cornwall by visitors attending Boardmasters 2017; £22 million of which was directly attributable to the event providing a major boost to the local economy. The independent study by the South West Research Company highlights the extent of spend by consumers on food and drink, accommodation, shopping, entertainment and transport in Newquay town centre and surrounding areas, as well as associated direct business spend on contractors and suppliers by Vision Nine, organisers of Boardmasters.

Taking place over five days, across Fistral Beach and Watergate Bay each August, the festival sees over 80,000 unique visitors attend either one or both festival sites. 240,000 visitor days in Cornwall are generated across this time period.

In addition to the overall £45 million of revenue created by the events, Vision Nine contracted over £1.5m directly with Cornish suppliers. The figures show this additional expenditure plus supplier spend supports the equivalent of 335 full time jobs within Cornwall.

More than half of 2017 festival goers said this was their first time at the festival, 78% said the event was their main reason for visiting Cornwall and 77% of the attendees also visited Newquay town centre.

Newquay's Mayor, Councillor Andy Hannan said: "At £45 million, the economic impact of Boardmasters for all kinds of businesses across our town, and the surrounding areas, is significant and with current financial uncertainties, this is vital boosted income for our local economy in a host of different ways. The Fistral Beach site draws visitors from all over the country to stay in and around Newquay with the huge choice of hotels, B&Bs, lodges and camping and caravan providers, and whilst they're here they spend in our shops, bars, restaurants and with our activity providers."

Councillor Hannan continued: "Boardmasters also brings those who are staying elsewhere in Cornwall into our town to witness the highest levels of surfing and action sports. And it's evident that even if festivalgoers are staying on site at the Watergate Bay area, they also travel across the town during their stay and head out along the coastline to explore, bringing additional spend to businesses across Newquay, Watergate Bay, Mawgan Porth and beyond. What's also critical is that lots of these visitors will return to the Newquay time and time again, highlighting the importance of this event in our annual lifestyle destination calendar."

Vision Nine CEO, Andrew Topham, said; "We're delighted to see the positive economical impact Boardmasters brings to Cornwall. We work alongside many members of the local community from performers, to Cornish contractors and many business owners to deliver a first-class festival. We're extremely excited to bring so many visitors to Cornwall and showcase the stunning coastline and beaches that Newquay and Cornwall have to offer and looking forward to doing so into 2019 and beyond."